

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 38
Meeting Date: 01/11/01

SUBJECT: CENTERPOINT RESIDENTIAL #SPD-2000.80

PREPARED BY: DeeDee (D²) Kimbrell, Planner I (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

q-j

BRIEF: This is the first public hearing for Centerpoint Residential for an 8th Amended Preliminary Planned Area Development mixed use development at 75 West 5th Street.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **CENTERPOINT RESIDENTIAL** (Centerpoint Plaza Limited Partnership, property owner) for an 8th Amended Preliminary Planned Area Development for 1,409,341 s.f. on 24.16 acres mixed use development located at 75 West 5th Street. The following approval is requested from the City of Tempe:

#SPD- 2000.80 8th Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development for retail, restaurants, 642 residential units, and a parking structure with a total of 1,616 parking spaces (two levels of parking, three below-grade and one at-grade) on 5.35 net acres, located at 75 West 5th Street in the CCD Zoning District. (Please see list of use permit and variances on attachment #3.)

Document Name: 20010111devsrh11

Supporting Documents: Yes

SUMMARY: Centerpoint Residential proposes a 793,498 s.f. mixed use development located within Centerpoint Development at 75 West 5th Street at the southwest corner of Maple Avenue and 5th Street. The current request is to amend the Preliminary Planned Area Development. This project would include: 6,126 s.f. retail/restaurants, 143,095 s.f. office (flex space), 644,277 s.f. residential (642 units) and a 6-level parking structure (3 levels below grade, 1 at grade and 2 above grade) with a total of 1,616 parking spaces, on approximately 5 acres of the 24 acre Centerpoint Development. Centerpoint Development has an existing variance to allow a maximum building height of 204'. The new variance request would add an additional 20' to the maximum building heights to accommodate this new proposal. The proposed land uses appear to be compatible with the existing development in the downtown and will allow for office, retail, restaurants, and residential opportunities beyond what exists today. There are variances and a use permit requested with this application. Staff is in support of this proposal. Opposition from neighbors was heard at the Planning Commission hearing. Planning Commission approved this request at their meeting on December 12, 2000 by a 7-0 vote.

RECOMMENDATION: Staff – Approval
Public – Opposition

- ATTACHMENTS:**
1. List of Attachments
 - 2-3 History & Facts / Description
 - 4-5 Comments/Reason for Approval
 - 6-7 Conditions of Approval
 8. Location Map
 9. 8th Amended Preliminary P.A.D.
 10. Elevations
 11. Sections
 12. Floor Plan
 13. Conceptual Landscape Plan
 14. Letter of Explanation/Intent
 15. Previously approved 7th Amended Preliminary P.A.D. (Phase VII)
 16. Planning Commission Minutes (12/12/00)

HISTORY & FACTS:

- June 1985. The City Council selected University Plaza (now Centerpoint) from among 10 proposals for this downtown redevelopment project.
- April 30, 1987. The City Council approved for DMB Associates (Centerpoint) a zoning change from I-2, General Industrial, R-4 Multi-Family Residence General District and CCD Central Commercial District to CCD Central Commercial District, and a Preliminary P.A.D. with variances and use permits for University Plaza consisting of 1,200,000 s.f. (2,188,850 s.f. including parking garages) on 24.1 net acres a 600 S. Mill Avenue, subject to conditions.
- September 17, 1987 The City Council approved for DMB Associates a Final P.A.D. and Site Plan with variances for Centerpoint, Phase I, consisting of 104,441 s.f. on 11.3 net acres, subject to conditions.
- December 13, 1990. The City Council approved for Centerpoint Plaza Limited Partnership a Final PAD for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 416,162 s.f. on 13.34 net acres subject to conditions.
- January 10, 1991. The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,414,340 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Phase II (Chase Manhattan Bank) consisting of 411,800 s.f. on 9.60 net acres, subject to conditions.
- June 27, 1991. The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,281,495 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 324,663 s.f. (1,063,663 s.f. including parking garages) on 6.75 net acres, with variances & use permits, subject to conditions.
- May 21, 1992. The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. for Centerpoint Plaza consisting of 1,194,743 s.f. (2,374,086 s.f. including parking garages) on 22.58 net acres and a Final P.A.D. for Centerpoint Plaza Phase III (retail, theater and restaurant) consisting of 60,870 s.f. (including a use permit to allow parking to be provided based on demand) all subject to conditions.
- September 24, 1992. The City Council approved for Centerpoint Plaza Limited Partnership a site plan, use permit and variance to allow a 9,158 s.f. building expansion of a previously approved 48,000 s.f. theatre/retail /restaurant bldg. - in Bldg. H, subject to conditions.

March 21, 1996. The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,235,856 s.f. on 22.04 net acres and a Final P.A.D. for Phase IV- Courtyard by Marriott, including a use permit and 3 variances for a 160 -room hotel to be located at 111 West 5th Street, subject to conditions of approval.

April 3, 1996. The Design Review Board approved the building elevations, site and landscaping plan for Centerpoint's Building "D", subject to 15 conditions.

May 9, 1996. The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,217,854 s.f. (including parking garages) on 22.04 net acres, and a Final P.A.D. for Phase V- Centerpoint Retail Bldg. "D" consisting of 51,287 s.f. on 2.21 net acres located at 740 South Mill Avenue.

March 17, 1999. The Design Review Board approved the building elevations, site and landscaping plan for Z-Tejas Grill, subject to conditions.

May 6, 1999. City Council approved the Final Plan of Development for Z Tejas Grill (formerly known as the Ellingson Warehouse) consisting of 6,639 s.f. of building area and a 920 s.f. outdoor patio area.

May 6, 1999. City Council approved for Centerpoint an 7th Amended Preliminary Planned Area Development and a Final Plan of Development for the Brown-Strong-Reeve's House, consisting of 1,825 s.f. of building area.

December 12, 2000. Planning Commission approved this proposal by a 7-0 vote for an 8th Amended Preliminary Planned Area Development mixed use development at 75 West 5th Street.

DESCRIPTION:

Owner – Centerpoint Plaza Limited Partnership

Applicant – Corky Houchard

Architect – Nelsen Architects, Inc.

Existing zoning – CCD

Total site area – 24.11 acres

Total bldg. area –

Phase I	- 100,110 s.f.
Phase II	- 997,229 s.f. (including garages)
Phase III	- 67,320 s.f.
Phase IV	- 79,960 s.f.
Phase V	- 50,428 s.f.
Phase VI	- 6,639 s.f.
Phase VII	- 1,825 s.f.
Proposed Phase VIII	- 793,498 s.f.

Parking Demand Predicted By Shared Parking Model:

Minimum required	- 1,929 spaces
Recommended	- 2,021 spaces

Park'g provided by association - 2,452 spaces
Maximum lot coverage allowed – 40%
Lot coverage requested – 44%

Use Permit:

Allow live/work (flex space) condominiums units, and mixed uses as retail/restaurants (with entertainment).

Variances:

1. Increase the maximum allowed height for mechanical screening from 12' to 20'.
2. Increase the maximum allowed building lot coverage from 40% to 44%.
3. Increase the maximum existed allowed building height from 204' to 225'.
4. Reduce the minimum bicycle parking required within the Arizona State University commuting area from 730 spaces to 50 spaces.

COMMENTS: Centerpoint is a mixed use project approved in its preliminary form by the Council on April 30, 1987. The approval included 1.2 million s.f. of development consisting of 542,000 s.f. of office, 146,000 s.f. of retail, 22,250 s.f. of restaurant and 250 dwelling units. Three parking structures accommodated the majority of the parking with a variance granted for later phases. Since then Council has approved final details for Phases I, II, III, IV, V, VI & VII of the project, consisting of approximately 400,626 s.f. of office, 58,793 s.f. of retail, 31,773 s.f. of restaurant, 45,350 s.f. theatre, a 160 room hotel and two of the three parking structures.

Centerpoint Residential proposes a 793,498 s.f. mixed use development located within Centerpoint Development at 75 West 5th Street at the southwest corner of Maple Avenue and 5th Street. The current request is to amend the Preliminary Planned Area Development. This project would include: 6,126 s.f. retail/restaurants, 143,095 s.f. office (flex space), 644,277 s.f. residential (642 units) and a 6-level parking structure (3 levels below grade, 1 at grade and 2 above grade) with a total of 1,616 parking spaces, on approximately 5 acres of the 24 acre Centerpoint Development.

This proposal includes “flex-space” opportunities for the first two levels from the street. The term “flex-space” describes live/work opportunities that would be offered as a for sale product. This will offer an active and urban edge as well as ownership and investment opportunities for the tenants. A use permit is being requested with this application to allow the “flex-space” in the CCD zoning district.

There are 642 proposed residential units ranging from 600 s.f. to 3,500 s.f. Along 5th Street is a 6-story residential building (K) that defines an internal courtyard. The residential building steps back to the south 150' to the next building (J2) that defines the courtyard, which is proposed to be two 11-story residential buildings. Beneath the courtyard is the proposed 6-level parking structure. The third building (J1) is a 13-story residential tower located south of 6th Street and towards the southern part of the site.

The fourth building (M) is proposed as a 2-story retail/restaurant and flex-space building of approximately 12,000 s.f. In effort to reduce the overall massing of the project and create the necessary variety, hierarchy, urban edge, the applicant has stepped back from 5th Street and the surrounding neighbors. A height variance of 21 feet is also being requested with this application.

The project also proposes continuing 6th Street through to Ash Avenue. The applicant believes this will increase the pedestrian connections to the surrounding areas and provide for better circulation and reduce the traffic impact of the project by allowing access directly to Ash Avenue or Mill Avenue.

The architectural character for this project is envisioned to integrate and enrich the character of the Tempe downtown area. It is the intent of this project to create a rich urban texture like seen in some traditional streets and "brownstones". The proposed materials are predominantly brick with rich detailing and articulation, pre-cast stone and some natural stone at the base of the buildings.

This project appears to offer integrate live/work opportunities and provide ownership and investment of commercial neighborhood shops and services that will be an asset to the longevity and success of Tempe. The proposed land uses appear to be compatible with the existing development in the downtown and will allow for office, retail, restaurant and residential opportunities beyond what exists today. There are variances and a use permit requested with this application. Staff is in support of this proposal. Opposition from neighbors was heard at the Planning Commission hearing. Planning Commission approved this request at their meeting on December 12, 2000 by a 7-0 vote.

**REASON(S) FOR
APPROVAL:**

1. The proposed Amended Preliminary P.A.D. appears to function appropriately and appears to compliment the previously approved P.A.D. and the plan appears to function efficiently and reflect the intent of the Master Plan.
2. The proposed variances pass the ordinance tests for granting such variances, appear to operate in a functional and useful manner, are compatible with surrounding downtown uses, and should not negatively impact adjacent properties.
3. The proposed use permit seems to be appropriate and compatible with other uses in the area and appears to pass the ordinance test for use permits.

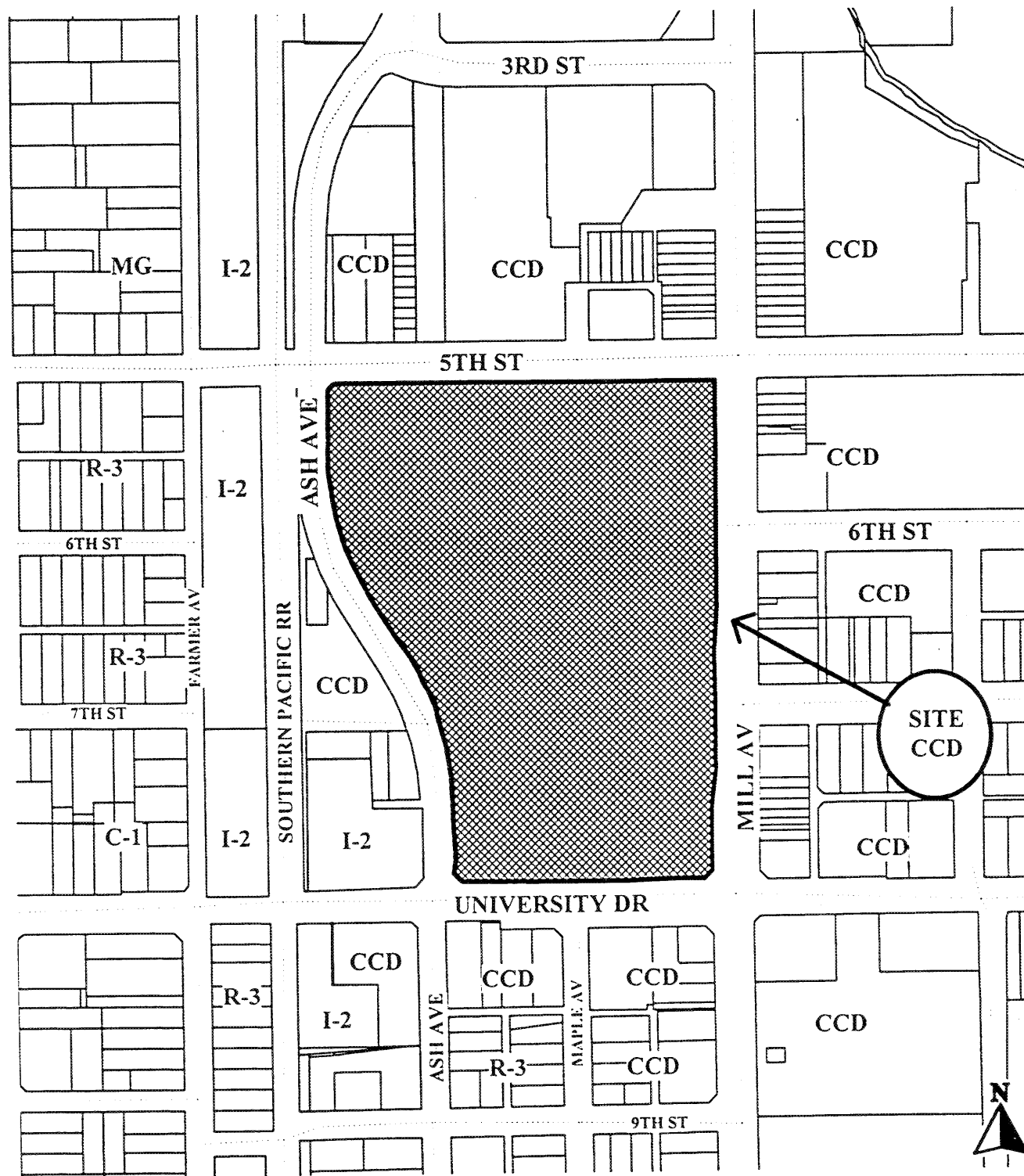
**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.

6. An Amended Preliminary P.A.D. must be recorded prior to issuance of any construction permits for this project. A Final P.A.D. for each respective phase of development shall also be approved by the Council and recorded prior to issuance of building permits for each phase.
7. Recycling facilities shall be provided with details to be approved by the Public Works Department prior to the issuance of a building permit.
8. Delete driveway off 5th Street – share existing entry with the hotel or relocate entry further east to avoid vehicular conflicts with hotel site. Details to be resolved with Public Works prior to recordation and reflected on the appropriate plan(s).
9. Deceleration lanes shall be required at 5th Street and Maple Avenue and at the main parking entry. Details to be resolved with Public Works prior to recordation and reflected on the appropriate plan(s).

CENTERPOINT RESIDENTIAL

SPD-2000.80



Location Map SEE OTHER SIDE FOR MORE INFORMATION

SYMBOL(S):



PROPOSED BUILDING(S)



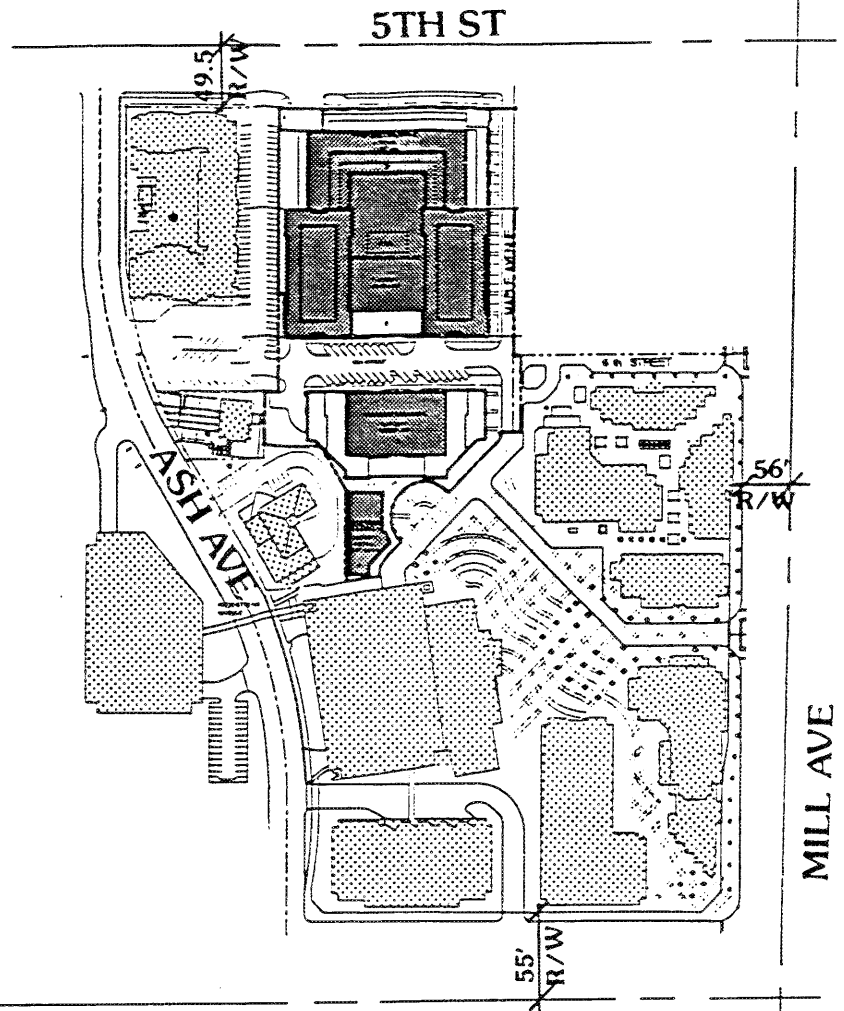
EXISTING BUILDING(S)

USE PERMIT(S):
(SEE BELOW)

VARIANCE(S):
(SEE BELOW)

SITE DATA:

NET SITE AREA:	42.12 ACRES
NET BUILDING AREA:	652,010 S.F.
PARKING REQUIRED:	2,021 SPACES
PARKING PROVIDED: (BY ASSOCIATION)	2,452 SPACES
MAXIMUM LOT COVERAGE:	40%
PROPOSED LOT COVERAGE	44%



PUBLIC HEARING NOTICE

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#SPD- 2000.80 8th Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development for retail, restaurants, 612 residential units, and a parking structure with a total of 1,616 parking spaces (two levels of parking, three below-grade and one at-grade) on 5.35 net acres, located at 75 West 5th Street in the CCD Zoning District. This project includes the following:

Use Permit:

Allow live/work (flex space) condominiums units, and mixed uses as retail/restaurants (with entertainment).

Variances:

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2. Increase the maximum allowed building lot coverage from 40% to 44%.

MAILED

11-27-00